

July 12, 2020



## Talbot County Short-Term Rental Review Board Minutes

Thursday, October 8, 2020 at 1:00 p.m.  
Community Center, Wye Oak Room  
10028 Ocean Gateway, Easton, Maryland

### Attendance:

#### Commission Members:

Scott Kane, Chairman  
David McQuay, Vice Chairman  
George Nilson  
Martha Suss/via phone  
Cindy Reichart/via phone

#### Staff:

Michael Duell, Chief Code Compliance Officer  
Anthony Kupersmith, County Attorney  
Miguel Salinas, Assistant Planning Officer  
Maria Brophy, Planner I  
Chris Corkell, Recording Secretary

**1. Call to Order** - The Chair called the meeting to order on October 8, 2020 at 1:10 p.m.  
Mr. Kane opened the meeting.

**2. Administrative Matters** – Mr. Kane, Mr. Kupersmith and Mr. Salinas discussed Bill No. 1446 that was enacted by the County Council on August 11, 2020 and announced it will be effective October 10, 2020. Mr. Kane introduced and welcomed Renate Mattera / Assistant County Attorney. Mr. Nilson announced his resignation to the STR Board as he is moving out of Talbot County. Mr. Kane, on behalf of the Board, thanked Mr. Nilson for his service.

**3. Minutes** – Mr. Nilson made a motion to approve the minutes with corrections by the Board for July 2 and July 9, 2020; seconded by Mrs. Suss. The motion carried unanimously (5-0).

**4. Old Business - None**

#### **5. New Business -**

- a. Bay Partners, LLC / Ward and Deborah Schultz, ST-871-SCH, 8718 Bozman Neavitt Road, St, Michaels, MD 21662, (Map 22, Grid 22, Parcel 349, Lot 3; Zoned Rural Conservation). Miss Brophy presented the staff report and stated there was an error included in the report; the application is for use of the primary dwelling and not an accessory dwelling. Deborah Schultz and her Resident Agent, Dan Giljam, attended the meeting. Both spoke on the application and history of the rental property. Mr. Salinas addressed the Board and noted that the staff report indicated the property owner was cited by Code Compliance for operating an STR without a license. Mr. Duell explained how there was a transition from the County's original STR platform to the Host Compliance software. He also discussed the violation and penalty for the property; Code

52 Compliance issued a civil penalty of \$500.00. Ms. Schultz read from a document  
53 that gave a timeline of the application process and provided a copy to the  
54 Department. Mr. Salinas talked about the confusion with the new applications,  
55 legislation, safety inspections and how she was not on the list to be able to rent  
56 under a provisional permit while the failed safety inspections were being  
57 corrected. The Board called for public comment; no one spoke on the application.  
58 Written comments were received by the Board from Ms. duPont, Lawrence M.  
59 Rudner and Pamela R. Getson. Letters were read by Mr. Salinas.  
60

61 **Mr. Nilson made a motion to approve the STR application for four (4)**  
62 **Bedrooms, and noted no further penalty was necessary, for 8718 Bozman**  
63 **Neavitt, with staff conditions, seconded by Mrs. Reichart. The motion carried**  
64 **unanimously (5-0).**  
65

- 66 b. Eastern Shore Cape Code Getaway / Laura Friedel, ST-695-FRI, 6951 Hopkins  
67 Neck Road, Easton, MD 21601, (Map 41, Grid 8, Parcel 15, Lot 4, Zoned Village  
68 Hamlet). Miss Brophy presented the staff report for the Short-Term Rental (STR)  
69 license application. Ms. Friedel, the applicant, was not able to attend the meeting  
70 and called in by phone to speak on the behalf of her application and property.  
71 The Board called for Public comment; no one spoke on the application. Ms.  
72 Friedel stated she will update her lease to allow the occupancy of 8 people.  
73 Written comments were received by the Board from Ms. duPont and read by Mr.  
74 Salinas.  
75

76 **Mr. McQuay made a motion to approve the STR application for four**  
77 **bedrooms for 6951 Hopkins Neck Road, with staff conditions, seconded by**  
78 **Mr. Nilson. The motion carried unanimously (5-0).**  
79

- 80 c. Steven Hargrove, ST-217-HARG, 21718 Camper Circle, Tilghman, MD 21671,  
81 (Map 44A, Parcel 1, Lot 47, Village Mixed). Miss Brophy presented the staff  
82 report for the Short-Term Rental (STR) license application. Chesapeake Bay Real  
83 Estate Plus, LLC / Dawn Lednum and her Broker Assistant Jennifer Brown  
84 attended the meeting on behalf of Mr. Hargrove. Mr. Salinas read the letters that  
85 were forwarded from Susan duPont, Keith Watts and Dawn Lednum in reference  
86 to the inadequate notification to neighboring property owners. Mr. Salinas  
87 explained to the Board there was a request by letter, dated August 28, 2020, from  
88 Susan duPont asking for reconsideration that outlined her concern in reference to  
89 the inadequate notifications. Ms. Brown admitted to sending out notices to  
90 fourteen property owners under two separate occasions; approximately 100  
91 notices should have been mailed. Ms. Brown stated that the inadequate  
92 notifications were an oversight on her part. The Board called for public comment,  
93 Susan duPont spoke. Written comments were received by the Board from Ms.  
94 duPont, Monica Otte and Steve Shimko. Letters were read by Mr. Salinas. Mr.  
95 Kupersmith also discussed the reconsideration and why it was in front of the


96 Board. The Board discussed allowing the applicant to send the notification to all  
97 property owners and schedule to appear in front of the Board for a rehearing of  
98 their license.  
99

100 **Mr. Nilson made a motion to reconsider with the proviso that, should the**  
101 **motion receive a favorable vote of the Board, that the matter then be**  
102 **deferred for a hearing on the merits once the applicant has properly and**  
103 **fully notified everyone who should have been notified; the County confirms**  
104 **the notification has appeared to have been done; and whenever that happens**  
105 **then the matter would set in for a hearing on the merits. In the meantime, the**  
106 **license would be revoked for 21718 Camper Circle. The motion was seconded**  
107 **by Mrs. Suss. The motion carried unanimously (5-0).**  
108

109 **6. Other Matters for Discussion – None.**  
110

111 **7. Adjournment -** The Chair called the meeting to adjourn. The meeting was adjourned at  
112 2:50 p.m.  
113

114 Read and approved by the Board on 12/22/2020.  
115

116   
117 \_\_\_\_\_  
118 Chairman  
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